

# **STATE PROPERTY AUCTION**

**March 4, 2010 at 10:00 A.M.**  
**at Department of Lands office,**  
**10230 Highway 12, Orofino, Idaho 83544**

## **DESCRIPTION:**

A parcel of land situated in parts of the northwest quarter of the northwest quarter (NW1/4NW1/4) of Section 36, Township 37 North, Range 3 East, B.M., Clearwater County, Idaho.

Commencing at the brass cap monument for the northwest corner of Section 36, said monument being the POINT OF BEGINNING; thence South 3°48' 33" East a distance of 189.54 feet to a 3" aluminum cap marked CORNER 1 on a 5/8" X 30" rebar pin; thence South 9° 28' 40" East a distance of 65.82 feet to a 3" aluminum cap marked CORNER 2 on a 5/8" X 30" rebar pin; thence South 7°19' 37" West a distance of 101.19 feet to a 3" aluminum cap marked CORNER 3 on a 5/8" X 30" rebar pin; thence South 12° 33' 17" West a distance of 77.38 feet to a 3" aluminum cap marked CORNER 4 on a 5/8" X 30" rebar pin which is the Southeast corner of the Knock property; thence North 0° 50' 20" East a distance of 429.98 feet to for the northwest corner of Section 36, which lies buried in the north shoulder of Cow-Rainy Road, and the POINT OF BEGINNING; excepting the north 27 feet of this parcel which is occupied by Cow-Rainy Road. The parcel referred to above totaling 0.13 acres more or less.

**HIGHEST AND BEST USE:** Vacant Land  
**AGENCY:** Idaho Department of Lands  
**UTILITIES:** None  
**EASEMENTS:** None  
**APPRAISED VALUE:** \$500 (Minimum Bid)

## **GENERAL PROPERTY DATA:**

This property consists of 0.13 Acres, more or less and is encroached by the adjoining landowner's improvements which include: a propane tank; and portions of a garage, yard and garden. The parcel will be sold "as is".

The sale shall be subject to liens, encumbrances, and claims on title to the subject property, whether the same are shown in the public record or established otherwise, including those which would be disclosed by an inspection or a survey of the subject property. The State of Idaho does not guarantee the accuracy of the acreage or square footage specified in this property.

Additional information on the property, auction date and location, and terms and conditions of sale are available on our website: [http://www.idl.idaho.gov/bureau/RealEstate/landsale\\_index.html](http://www.idl.idaho.gov/bureau/RealEstate/landsale_index.html).

## **For More Information Please Contact:**

Idaho Department of Lands, c/o John Elsbury  
10230 Highway 12, Orofino, Idaho 83544  
(208) 476-4510 e-mail: [jelsbury@idl.idaho.gov](mailto:jelsbury@idl.idaho.gov)

**Disclaimer:** This information is designated for general overview purposes only. Unless otherwise stated, all figures and depictions are approximate. Prospective bidders should review all information related to the property and seek technical or legal advice as needed to assure the understanding of all legal descriptions, plat maps, surveys, and other documents relevant to the property.